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HARYANA GOVERNMENT

URBAN LOCAL BODIES DEPARTMENT

Notification

The 5th August, 2024

No. 4/30/2024-4C-I.— The Governor of Haryana is pleased to amend the following provisions of the Policy “Affordable Housing Policy under Housing for All-2018 for Core Area” notified vide notification dated 26th June, 2018:

i. The Clause no. 1 (ii) of the said policy shall stand substituted with the following.-

“core area means built-up area within the municipal limit planned or developed fifty years before the coming into force of this amendment Act and which due to urbanization and efflux of time require replanning of land use and also includes built-up area of village abadi, which has subsequently been included in municipal limit.”

ii. The Clause no. 1 (v) of the said policy shall stand substituted with the following.-

“Renewal of Licence:

- (a) *A licence granted under this policy may be renewed beyond period of 4 years from the date of commencement of project on payment of renewal fees at the rate of licence fee prescribed for residential plotted colonies.*
- (b) *And, whereas in a license, where part occupation certificate has been applied and reports have been received within the validity of licence, in such cases license renewal fees for such part shall be charged as per Rule 13 of the Haryana Development and Regulations of Urban Areas Rules, 1976 and for rest of the area, license renewal fee as prescribed in sub- clause (a) above shall be charged.*
- (c) *And, whereas, the occupation certificate in respect of the complete project has been obtained within period of 4 years from the date of “Commencement of Project”, then the renewal fees shall be charged as per Rule 13 of Haryana Development and Regulations of Urban Areas Rules, 1976.*

Note: Affordable Housing Project means as single license granted to develop Affordable Group Housing Colony. The additional licenses granted shall also be treated as separate project for the purpose of renewal.”

- iii. In the Clause no. 3 (i) of the table the new row shall be inserted as per following. -

Area of Plot	FAR	Maximum Ground Coverage	Maximum Commercial component of the net planned area	Time period for completion of project	Density	Community site (with area)	Time period for completion
0.5 acre to 1 acre	250	50 %	6% at 175 FAR	2 years	750-900 person per acre	One common creche and multipurpose hall having area of 500 sq. ft.	2 years

- iv. The Clause no. 3 (ii) b. of the said policy shall stand substituted with the following. -

“The carpet area of the apartment shall be 28 sq. mtr. to 60 sq. mtr. in size with basic civic facilities.”

- v. The table in clause 4 (i) of the said policy shall stand substituted with the following. -

Sr. No.	Development Plan	Maximum allotment rate on per sqft carpet area basis	Additional recovery against balcony of min 5ft clear projection
a.	Gurgaon, Faridabad, Panchkula, Pinjore-Kalka.	Rs. 5,000/- per sq.ft.	Rs. 1200 per sqft against all balcony area in a flat adding upto and limited to 100 sqft, as permitted in the approved building plans, but total cost for this should not exceed Rs. 1.2 Lakh per flat.
b.	Other High and Medium Potential Towns.	Rs. 4,500/- per sq.ft.	
c.	Low Potential Towns.	Rs. 3,800/- per sq.ft.	
Note: Such cantilevered balconies (unsupported on three sides) shall not be part of carpet area and shall continue to be allowed free-of-FAR.			

- vi. The line i.e. ‘Any default in payment shall invite interest @ 15% per annum’ in the clause no. 4 (v) c shall stand substituted with the following. -

“Any default in payment will bear penal interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017.”

- vii. In the clause 6 (iii) of the said policy, the word “Five years” shall stand substituted with “One Year”.

(Sd.)...,

Commissioner & Secretary to Government Haryana,
Urban Local Bodies Department.